



Connells

Lullingstone Court St. Johns Lane
Canterbury



Property Description

Offered to the market with no onward chain is this spacious, one bedroom, first floor apartment in a purpose built block in central Canterbury. Ideally placed for access to Canterbury City centre and main line train stations with regular high speed services to London.

The home is within a well maintained block and benefits from an allocated parking space within the private car park. The property itself opens through an entrance hall leading in to the spacious lounge area with room for a dining area. There is a separate kitchen with space for all white goods, a double bedroom and a modern family bathroom with bath and shower over, WC and wash hand basin.

The property is sold with a share of freehold and is available to view now.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Entrance Hallway

Lounge

15' x 12' 10" (4.57m x 3.91m)

Kitchen

9' 11" x 7' 7" (3.02m x 2.31m)

Bedroom

12' 4" x 10' (3.76m x 3.05m)

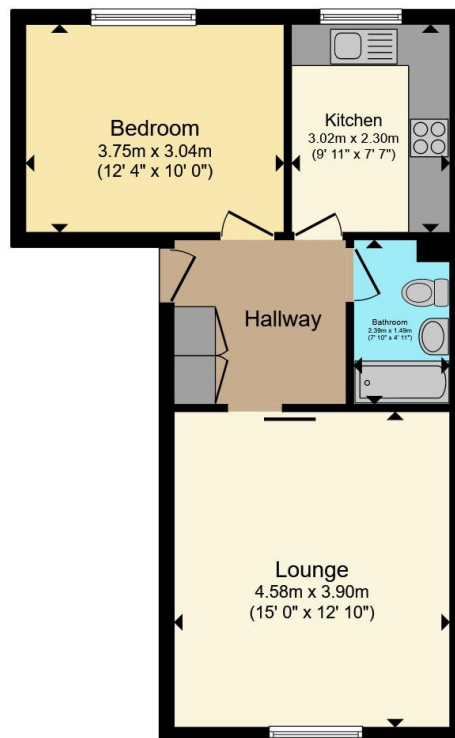
Bathroom

Bath with shower over, WC and wash hand basin









Total floor area 47.3 m² (509 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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29-30 Watling Street
 CANTERBURY CT1 2UD

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1330.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/CBY407205

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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